

Zoning Board of Appeals—December 26, 2025

Middlefield Zoning Board of Appeals

December 26, 2025

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne at 7:24 p.m.
2. Roll Call: Chris Champagne-regular, Michael Olszewski-regular, Dave Glueck-regular, and Gary Kowalewski-alternate. Gary Kowalewski was seated as regular.
3. Amendments to Agenda: none
4. Approval of Agenda

Motions to approve the agenda as published was made by Chris Champagne, seconded by Dave Glueck, and approved by all.

5. Approval of minutes

Motion to approve the minutes from November 25, 2025 as published was made by Mike Olszewski, seconded by Gary Kowalewski, and approved by all.

Motion to re-open the Public Hearing for 11 School St was made by Dave Glueck, seconded by Mike Olszewski and approved by all.

The applicant was unable to attend and asked for the meeting to be continued

Motion to continue the Public Hearing for 11 School St was made by Chris Champagne, seconded by Mike Olszewski and approved by all.

Motion to re-open the Public Hearing for 222 Meriden Rd was made by Chris Champagne, seconded by Mike Olszewski and approved by all.

Because notification to abutters was not properly noticed the Public Hearing was continued from last month. Fikret Cecunjin presented his application. He would like to add a bakery attached to his existing building (restaurant).

Measurements for the addition were marked as Exhibit A with detailed measurements

One of the concerns Mr. Champagne had was parking. After visiting he saw the space that additional parking will be. Mr. Cecunjin is working with the DOT to have access to Higby Rd.

Possible wetlands were discussed. Mr. Kolman Jr. was present at the last meeting and he did not have any concerns with the project. Dave Glueck asked if the variance was not given would they still be trying to get access to Higby Rd.

No one else was in attendance to speak about the application. Mr. Champagne explained the rest of the process. Abutters were read into the record.

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Motion to close the Public Hearing 222 Meriden Rd was made by Mike Olszewski, seconded by Dave Glueck and approved by all.

6. 11 School St continued

7. Deliberations: 222 Meriden Rd.

Discussions about the property, structure, and safety continued. Harmony and Esthetics were discussed. Safety was the biggest part of the discussion. The board members all spoke about the business aspect for the Town. It is hard for new businesses to come into town. Plans of Development should be encouraged.

Measurements were discussed. The amount of variances needed were discussed.

Motion to approve an 8.8' front yard variance and a 20.5' rear yard variance from section 5.4 of the zoning regulations to permit the construction of a 2051 sq ft single story addition to the existing building of the 222 Meriden Rd property, consistent with the application presented subject to the following conditions:

1. Height of structure shall not exceed 25 ft.
2. Width of front yard variance shall not exceed 60 ft.
3. Width of rear yard variance shall not exceed 48 ft.

Motion was made by Chris Champagne, seconded by Mike Olszewski and approved by all.

8. New Business: none

9. Approval of 2026 meetings: The board agreed on the meeting dates and agreed to move the meeting time to 7:30.

Motion to approve the 2026 ZBA meeting schedule as published with a start time change to 7:30 was made by Mike Olszewski, seconded by Gary Kowalewski and approved by all.

10. Chairman's report: There have been no new members added. A reminder; All of next years (2026) meetings will start at 7:30

11. Miscellaneous: nothing

10: Adjourn

Motion to adjourn at 8:16 was made by Dave Glueck, seconded by Mike Olszewski and approved by all.